HILLINGDON
LONDON

Sections 191 and 192
(as amended by section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
ARTICLE 24

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Mrs Lesley Tubb
10 Barra Hall Road
Hayes
UB3 2NR

Ref: 54116/APP/2013/1748

The Council of the London Borough of Hillingdon as the Local Planning Authority, hereby **REFUSE** the application for a Certificate of Lawfulness of Proposed Development under Section 192 of the above Act.

Description of development:	Single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development)
Location of development:	10 BARRA HALL ROAD, HAYES,
Date of Application:	10 July 2013
Plan Numbers:	See attached Schedule of Plans

The grounds for the Council's decision are listed on the attached schedule:-

James Rodger

Head of Planning & Enforcement

Date: 29 August 2013

Notes:

Your attention is drawn to the attached sheet which sets out the rights of applicants who are aggrieved by the decision of the Local Planning Authority.

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SCHEDULE

The grounds for the Council's decision are as follows:-

Reason for Refusal

1 · The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008 as the enlarged part of the dwellinghouse, in conjunction with the existing two storey side/front extension, would result in the enlarged part of the dwellinghouse being within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the enlarged part exceeding 3 metres, the enlarged part of the dwellinghouse extending beyond a wall forming a side elevation of the dwellinghouse and exceeding 4 metres in height, having more than one storey and having a width greater than half the width of the original dwellinghouse, and the enlarged part of the dwellinghouse extending beyond a wall which fronts a highway and forms the principle elevation of the original dwellinghouse.

This determination is based on your submitted plans. All measurements are taken from existing ground level.

INFORMATIVES

END OF SCHEDULE

Address:
Planning, Environment and Community Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

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Schedule of Plans

Block Plan to Scale 1:500 - received 09 Jul 2013

Location Plan to Scale 1:1250 - received 09 Jul 2013

9906/15 - received 09 Jul 2013

9906/16 Rev. A - received 25 Jun 2013

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTYRY PLANNING ACT 1990

Application for Certificate of Lawfulness

Notes

If you are aggrieved by the decision of the Local Planning Authority to refuse an application for a certificate under Sections 191 or 192 of the Town and Country Planning Act 1990 (as amended) or to refuse it in part, you may appeal to the Department of Communities and Local Government (DCLG), under Section 195 of the Act (as amended).

Notice of appeal must be given in writing to the Planning Inspectorate, 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel; - 0117 372 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at **http://www.planning-inspectorate.gov.uk**. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence, must be supplied to the Inspectorate.

You are advised to consult the brief official guide and appeals, published by the Department of Communities and Local Government (DCLG), this and appeal forms can be obtained from the Planning Inspectorate on request.

Address:
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London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
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